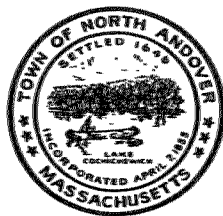


Town of North Andover
ZONING BOARD OF APPEALS

Albert P. Manzi III, Esq. Chairman
Ellen P. McIntyre, Vice-Chairman
Richard J. Byers, Esq. Clerk
D. Paul Koch Jr. Esq.
Allan Cuscia



Associate Member
Michael P. Liporto
Deney Morganthal
Doug Ludgin
Zoning Enforcement Officer
Gerald A. Brown

Approved
Dec 9
2014

DRAFT MINUTES

Tuesday, October 14th, 2014 at 7:30 PM

Town Hall 120 Main Street, North Andover, Massachusetts

Members present: Albert P. Manzi, Ellen McIntyre, Rick Byers, and Allan Cuscia

Associate Member: Doug Ludgin

Also in attendance: Zoning Enforcement Officer, Gerald Brown

Excused absence: D. Paul Koch Jr, Michael Liporto, and Deney Morganthal

Pledge of Allegiance

Manzi called the regular meeting to order at 7:35

Acceptance of Minutes September 16, 2014

Byers made the motion to approve the Minutes

Cuscia second the motion.

Those voting in favor to approve the minutes were Manzi, Byers, Cuscia and Ludgin,

4-0

McIntyre abstained from the vote since she did not attend the September 16th Zoning Board of Appeals Meeting.

Committee Reports

Merrimack Valley Planning Commission and Committee Housing Partnership

McIntyre stated that they have not met and that she has nothing new to report.

Byers stated that the MVPC did meet and commented on the two training workshops offered by the MVPC.

The first workshop will be on Monday, October 27th from 7-9pm, "Roles and Responsibilities of Planning and Zoning Boards" and the second workshop is on Monday, November 17th from 7-9pm, "Special Permits and Variances". Byers stated that they are very informative workshops, and that the Town will pay for these workshops if anyone is interested in taking one or both.

Byers went on to say that if you need any further information regarding these workshops, to please contact him or Nancy Lavallee at the MVPC.

Discussion and Review

Zoning Board 2015 Meeting Schedule

Byers voted to approve the Zoning Board 2015 Meeting Schedule

Cuscia second the motion

Those voting in favor to approve the Zoning Board 2015 Meeting Schedule: Manzi, McIntyre, Byers, Cuscia and Ludgin,

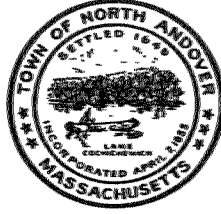
5-0

Manzi moved onto the new public hearing.

Byers read the legal notice for 85 Terminal Road.

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New Public Hearing

A Special Permit and Variance is needed, Zoning District I-2 , for Great Circle Central LLC., 85 Terminal Road (Map 000.B Parcel 0001) Petition 2014-008A (Special Permit) and 2014-008 B(Variance).

Petitioner is requesting a Special Permit from the Zoning Board of Appeals under Section 9, Paragraph 9.1 of the Zoning Bylaw for a non-conforming use (airport) in the Industrial-2 Zoning District.

Petitioner is also requesting a Dimensional Variance that is also required from the Zoning Board of Appeals under Section 7, Paragraph 7.3 & Table 2 of the Zoning Bylaw for all setbacks from lease lines in order to construct a new airplane hangar. Also lot area is insufficient.

Atty. Miranda Gooding, from Glovsky and Glovsky located in Beverly, Massachusetts walked up to the podium and stated that she is representing her client, Great Circle Central LLC. Her client would like to construct a new airplane hangar at the Lawrence Airport.

Gooding stated that her client proposes to ground lease approximately 48,800 square feet of unimproved land from the City of Lawrence Municipal Airport.

Atty. Gooding stated the site is in the I-2 Zoning District. Gooding gave some history on the Lawrence airport and stated that it is a pre-existing non-conforming use.

Atty. Gooding spoke to the Board in detail of the Special Permit and also the Variance(s) needed by her client.

Also, stating that it will be 2 stories at approximately 17,338 square feet. The proposed hangar will house 3 airplanes a conference room as well as office spaces. These planes will be for the client's private and recreational use.

Gooding stated that there should not be more than 100 take-offs per year from this proposed hangar.

Gooding also spoke of the parking spots that will be provided on the site, as well as handicap parking. A total of 10 Parking spaces have been provided. The additional 8 parking spaces that are needed will be accommodated by using the shared or existing parking area provided at the airport.

Parking was discussed in detail with the Board, Building Inspector and those representing the client.

McIntyre felt that since the proposed plan showed a conference room, flight planning room and two offices she felt that there would not be a sufficient amount of parking available for this proposed project.

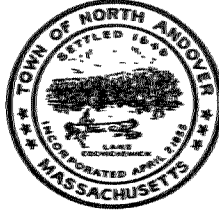
Gooding stopped to introduce both Kyle Bernard, Project Manager for the project and Chris Rokus, from Meridian Engineering; they are here tonight to answer any questions.

Atty. Gooding spoke of the ground lease lot, and how the structure will not comply with various dimensional requirements under Section 7 and Table 2. Atty. Gooding stated to the Board that the desired relief needed is on the front, left and possibly the rear.

A letter from Michael P. Miller, the Airport Manager (dated September 16, 2014) was submitted into the application. The letter stated that Great Circle Central, LLC received approval from the Lawrence Municipal

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Airport Commission at the June 19th 2014 meeting so they can proceed with the construction of a single box style hangar building located at the Lawrence Airport, providing all necessary permits are received from the Town of North Andover.

Also included in the application was a letter of authority signed by David J. Ellrich, (dated September 17, 2014) of Great Circle Center, LLC, confirming Atty. Miranda P. Gooding, from Glovsky & Glovsky is authorized to represent them.

Cuscia asked how many and what kind of planes would be stored in the hangar.

Bernard responded that he has a total of 3 planes, a Navy Trainer, a small business jet and a Float Plane.

Manzi had his own concerns with the parking and asked why they can't comply with the parking. Manzi also questioned the topography and grading.

Gooding stated that they need to go in front of the Planning Board for site plan review.

Bernard responded to Manzi's question by pointing out on the plan where the proposed hangar would be located in proximity to the tower, café, and the surrounding area and the main runway. Bernard spoke of the elevations and grading near and at the proposed site, and commented to the Board that too many changes to the ground can have an effect.

Bernard stated that he may be able to allow more parking, but they wanted to keep more green space.

Bernard stated that they do not want to cut down too many trees, but would like to keep/add more vegetation to minimize the noise.

Ludgin asked if Bernard could elaborate on the lease lot line area and possibly provide more parking.

Bernard did not rule out extra parking, but spoke of the steep embankment, topography and how they did not want to increase the stormwater drainage.

Manzi asked if Planning will be reviewing stormwater, Gooding responded yes.

McIntyre asked how long the driveway will be.

Rokus stated it will be 400 feet.

Bernard stated that this driveway is not part of the lease, but their client will need to maintain that road.

Brown stated the Fire Department's Chief has reviewed the plans, and had no issues, and was in favor of the proposed hangar. Brown also informed the Board that this hangar will be sprinkled.

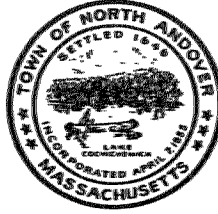
Byers commented that in the past the Fire Chief has always wanted the hangars numbered and suggested the same for this proposed project.

Manzi asked if they will pave all along the building. Bernard responded that some will be paved, while some of the leased lot will remain grassy.

Bernard was wondering how the Boards would feel of a non-paved parking surface.

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Byers commented that more pavements would mean more runoff.

Brown commented to the Board that he felt that parking should not be an issue, but some of the Board members had their own opinions on if there was sufficient parking.

McIntyre questioned how far the closest structure was, Bernard responded 30 feet.

The Board also had concerns and questions with the lease agreement and talked about various scenarios that could possibly take place over time, regarding this leased lot.

Manzi asked if any abutters wanted to speak. Someone from the audience who did not give their name stated that he just wanted to make sure the proposed hangar would not be near Sutton Street.

Manzi wanted to be informed on what takes place when they go to the Planning Board next week. Manzi felt that the information between the Boards should be free flowing.

Brown stated that he will get a letter of approval from the Fire Chief on the proposed airplane hangar.

Manzi asked if there would be any signs, Bernard responded no.

Byers commented to Bernard on the letter from Michael P. Miller, the Airport Manager. Bernard explained the process to the Board on how they go about determining the area where a proposed hangar would be located.

McIntyre asked Bernard if they had a letter of approval from the FAA because of the height of the building. Bernard stated that they are still waiting for that letter

Manzi stated that the Planning Board should share any information with us.

McIntyre asked if they could explore parking issues that were discussed at tonight's meeting. Gooding agreed.

Byers made a motion to continue the hearing until November

McIntyre second the motion

All in favor to continue; Manzi, McIntyre, Byers, Cuscia, and Ludgin

5-0 all in favor

Adjournment: 8:41

Byers made a motion to adjourn the meeting.

Cuscia second the motion

All were in favor to adjourn the meeting: Manzi, McIntyre, Byers, Cuscia, and Ludgin

5-0 all in favor